



Notice of Intent to Issue a Request for Proposals

GEORGIA DEPARTMENT OF TRANSPORTATION

Project: Downtown Multi-Modal Passenger Terminal (the "Project")

Project Description and Scope of Work:

The Georgia Department of Transportation ("GDOT") in cooperation with a group of stakeholders¹ is procuring a Master Developer through its Public-Private Partnership (P3) program to oversee the design and implementation of the Project. The two-step procurement envisioned in the July 14, 2010 Notice of Intent will be consolidated into a single-step process with a direct Request for Proposals (RFP) solicitation.

Long-range planning visions for the Atlanta Region include the implementation of a multi-modal transit system hub in downtown Atlanta. The proposed site for the Project, known as the "Gulch," extends roughly from Peachtree Street on the east, Marietta Street on the north, Centennial Olympic Park Drive on the west, and Trinity Avenue and Peters Street on the south and includes the Five Points MARTA station, an area of approximately 119 acres. More specific definition of the site and development boundaries will be determined in pre-development activities by the Master Developer. This location will connect existing and proposed transportation networks, including the existing MARTA rail and bus systems, the regional express bus systems, the Interstate Highway System in Georgia, and the Georgia railroad network. Current facilities in Atlanta for intercity rail, intercity bus and local/regional transit are challenged by poor connectivity and capacity constraints. The purpose of the Project is to replace and improve these inadequate and disconnected transportation facilities, connect modes of transportation, increase transit ridership and facilitate and accommodate future transportation investments and economic development.

It is the intent of GDOT, on behalf of the stakeholders, to enter into a Master Development Agreement that will utilize the professional expertise and resources of the Master Developer to assist in the definition and ultimate design, construction and property management of the Project in order to fulfill two critical objectives:

- Phased realization of a fully integrated multi-modal transportation center incorporating current requirements and future needs, as defined through performance specifications developed by the stakeholders' Technical Committee; and
- Phased realization of ancillary uses such as commercial and retail development, housing, open space and civic functions as generally described in various Central Atlanta Progress publications regarding the Green Line vision plan for the Multi-

¹ MMPT's primary stakeholders include: GDOT, the City of Atlanta, Metropolitan Atlanta Rapid Transit Authority (MARTA), Central Atlanta Progress/Atlanta Downtown Improvement District, Georgia Regional Transportation Authority (GRTA), and the Atlanta Regional Commission. The MMPT's secondary stakeholders include express bus agencies, property owners, freight and passenger railroads, and others.

modal Passenger Terminal (MMPT) site and adjacent areas. The Green Line plan estimates at least 4 million square feet of development could be built in the area immediately surrounding the MMPT.

The first phase of work under the Master Developer Agreement will be approached as a professional services contract, funded primarily from public sources, seeking site planning and design, rail and bus systems planning and engineering, legal expertise, financial planning, technical support for environmental studies to be performed by GDOT, and community relation services from the Master Developer and a team of subcontractors. Initially, planning, environmental, design and transportation studies will be required to advance the Project through the funding approval and development entitlement processes. As these efforts proceed into implementation, the Master Developer may be expected to assume equity risk for the design, construction, leasing and property management of development associated with the MMPT. The Master Developer team must have demonstrated experience in delivering complex, mixed-use projects that are integrated with active transportation facilities.

Notice of Intent to Issue:

GDOT intends to issue the Request for Proposals ("RFP") on December 1, 2010. The RFP will be posted on the Department of Administrative Services website <http://ssl.doas.state.ga.us/PRSapp/PublicBidDisplay> and the Project website at www.georgiaP3.com/mmpt. Prior to issuance of the RFP, GDOT may provide the opportunity for one-on-one meetings with firms or teams interested in proposing for the Master Developer role. A separate notice will be posted on this website no less than 30 days prior to the available dates of the one-on-one meetings.

Proposal Requirements:

- Set forth in the RFP

Anticipated Schedule:*

RFP Issuance Date:	December 1, 2010
Pre-Proposal Workshop	December 15, 2010 (10:00 a.m. EST)
Proposals Due Date:	March 15, 2011 (2:00 p.m. EST)
Selection Date:	May 1, 2011

*GDOT reserves the right to modify this schedule at any time in its sole discretion.

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